

MINUTES
HISTORIC PRESERVATION COMMISSION
OF THE CITY OF GREEN BAY
Monday, August 26, 2013
Room 210, City Hall
5:30 p.m.

MEMBERS: Alderman Mark Steuer, Roger Retzlaff, Jacqueline Frank, Jeanine Mead, Chris Naumann, Susan Ley (arrived during early part of item 1 discussion)

EXCUSED: Melissa Hauk

ALSO PRESENT: Ald. David Boyce, Bill Kloiber, Bill Meindl

1. DESIGN REVIEW

- a. Review and discuss alterations to property at 405 W. Walnut Street

Mary Van den Boom of Vertical Butterfly Investments, LLC, owner of the building, is present at this meeting, along with Joey Hawthorne, representing Funky Monkey, which will occupy the building. Also present is architect Dan Roarty of Dimension IV.

This building at one time was the West Theater, the West Picture Show, the Five Six Club and a restaurant. The current owner wants to keep the restaurant and add a computer repair shop. The A2 (restaurant) use will remain but now business (B) and mercantile (M) will be added. Food will be served while a show takes place on the stage portion. This area could also be used for presentations without food service.

The issue now is obtaining a building permit. If the mercantile and business is put in the space, the change can be made if they agree to lose the restaurant portion. If they put the restaurant back in, they'll have to meet a new set of codes for the restaurant. This would include installing sprinklers in the entire building. From a cash flow standpoint, it would be nice to get the business up and running now and within the next 16 to 24 months, bring in the restaurant. If they can preserve the restaurant, it increases their flexibility.

The building code requires a fire separation between the A2 and the other uses. Adding the new uses necessitates the building permit. A building permit is also required because there is a door on street side which they want to remove the exit device hardware from to prevent "smash and grab" thefts. On the alley side, upper windows for the retail space and a mechanical room window at the other end of the building would be encapsulated mainly for security reasons. The contractor will sandwich the window between stud walls on the inside and outside so they can be restored in the future. The door they want to close off is not required for exiting purposes under the current plan. The basement is very small and does not contribute to an occupant load requiring egress doors with exit devices. It is strictly a storage area.

The building has been painted a retro teal color. The Funky Monkey stores are intended to be fun places to go. There will be over 500 computers under one roof. This is the 23rd such store. They are the only stores in the country that fix your computer while you wait. They stock thousands of hard drives and ram.

Because of this, security is a major issue. The windows will have to be secured on the inside. Security cameras will be installed. The lobby will eventually become a sound and lighting show room and the goal is to become the largest American DJ show room in the U.S.

Regarding façade lighting, it will have four bronze, up-down lights. The black plastic currently around the sign will be replaced with white opaque backlights. It will say “Funky Monkey” in colorful letters. The marquis will eventually be replaced and restored to its previous historic luster. The gift shop will be family oriented with retro type gifts.

Chris Naumann is happy the building is getting repurposed. Some concern has been expressed about the color scheme, but it is consistent with color schemes of other historic theaters during this same time period. (Substituting photos of other brightly colored movie houses were circulated.)

A motion to approve disengaging the accessory exit door on the Walnut Street façade and enclosing the windows on the ally side façade, allowing the decorative windows on the north side and the service window toward the rear to be encapsulated so they may be restored at a later date, was made by Roger Retzlaff, seconded by Ald. Steuer. All in favor. Motion carried.

2. ANNOUNCEMENTS

- a. Phone conversation between HPC Chair and Architect for Platten Building residential conversion on August 23, 2013

Roger received a call from Millennium Architects regarding relocation of an electrical panel on the alley façade of the Platten Building. The building is being converted to apartments. The alley is a pedestrian way. Roger told them that because this doesn’t change the building historically, they did not need the HPC’s approval to replace the electrical panel.

- b. Discuss holding special meetings such as this

Discussion regarding continuing to have special meetings when owners have not been adequately informed about the need to come before them before getting a permit. Chris Naumann indicated it seems favorable to business development in historic districts.

Roger stated he received a letter from the Planning Department thanking the HPC for participating in the stakeholder meetings regarding the Downtown Master Plan Project.

A motion to receive and place on file made by Ald. Steuer, seconded by Susan Ley. All in favor. Motion carried.

Ald. Steuer reported that August 30 is the deadline for 619 Porlier. Susan Ley stated there is an offer on the property.

There is an open house this Wednesday at 401-409 N. Broadway. Jeff Knutson is restoring this building.

3. **ADJOURNMENT**

Motion made by Chris Naumann to adjourn, seconded by Susan Ley. All in favor. Motion carried.

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- i). **THIS MEETING IS AUDIO TAPED:** The audio of this meeting & minutes are available on line at WWW.GREENBAYWI.GOV.
 - ii). **ACCESSIBILITY:** Any person wishing to attend who, because of a disability, requires special accommodation should contact the City Safety Manager at 448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
 - iii). **QUORUM:** Please take notice that it is possible additional members of the Council may attend this committee meeting, resulting in a majority or quorum of the Common Council. This may constitute a meeting of the Common Council for purposes of discussion and gathering information relative to this agenda.
 - iv). **REPRESENTATION:** The party requesting the communication, or their representative, should be present at this meeting.